

225 W.
SANTA
CLARA
SAN JOSE



SIMPLY.THE.BEST.

CBRE

THE BEST BUILDING

BUILDING FEATURES

- ±349,318 RSF Class A premier building
- Fifteen-story, steel-frame
- Energy Star Rated and LEED Gold Certification
- Five-level parking garage
- 2.5/1,000 parking. On-site, secure parking garage
- Six passenger elevators and one dedicated freight elevator



LEED GOLD
CERTIFICATION



LARGEST
FLOOR PLATE
AVAILABLE



BUILDING
SIGNAGE
AVAILABLE



STATE OF THE ART
FITNESS CENTER
WITH SHOWERS



E-VEHICLE
CHARGING
STATIONS



COMMON 15TH
FLOOR TERRACE



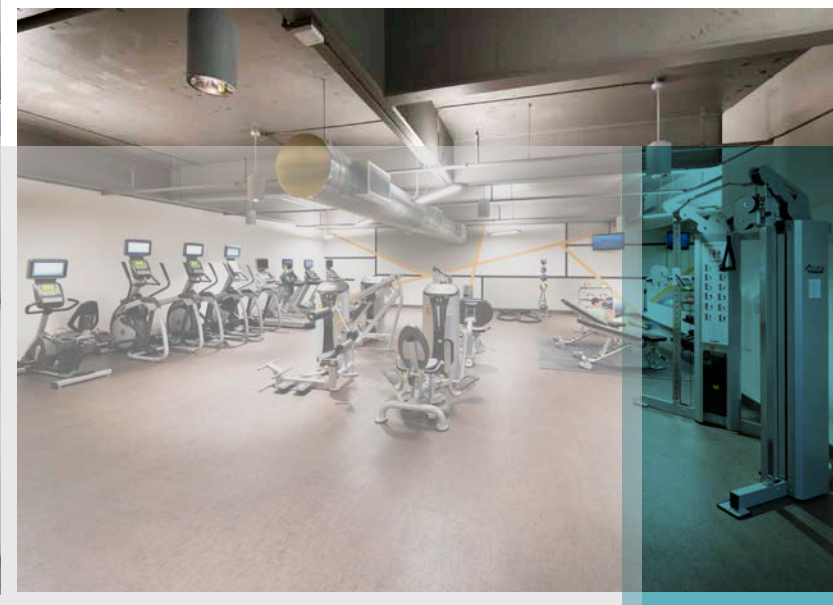
FUTURE WASH
WATERLESS
CARWASH
www.futurewash.com



UMPQUA
BANK



ON-SITE
SECURITY 24/7 &
ALL HOLIDAYS





NEARBY AMENITIES & TRANSPORTATION

225 W. Santa Clara Street's prime downtown location offers ample parking and easy access to SAP Center, Caltrain, Ace Train, Amtrak, VTA/light rail, Mineta San José International Airport, and freeway routes 101, 87 and 280.

Across the street from 225 W. Santa Clara, San Pedro Square provides a vast range of dining options as well as live music, shopping and local events, including a weekly farmer's market.


WALKING
DISTANCE
TO THE BEST
AMENITIES


QUICK RIDE
TO
DIRIDON
STATION


5 MINUTES
TO SAN
JOSE
AIRPORT

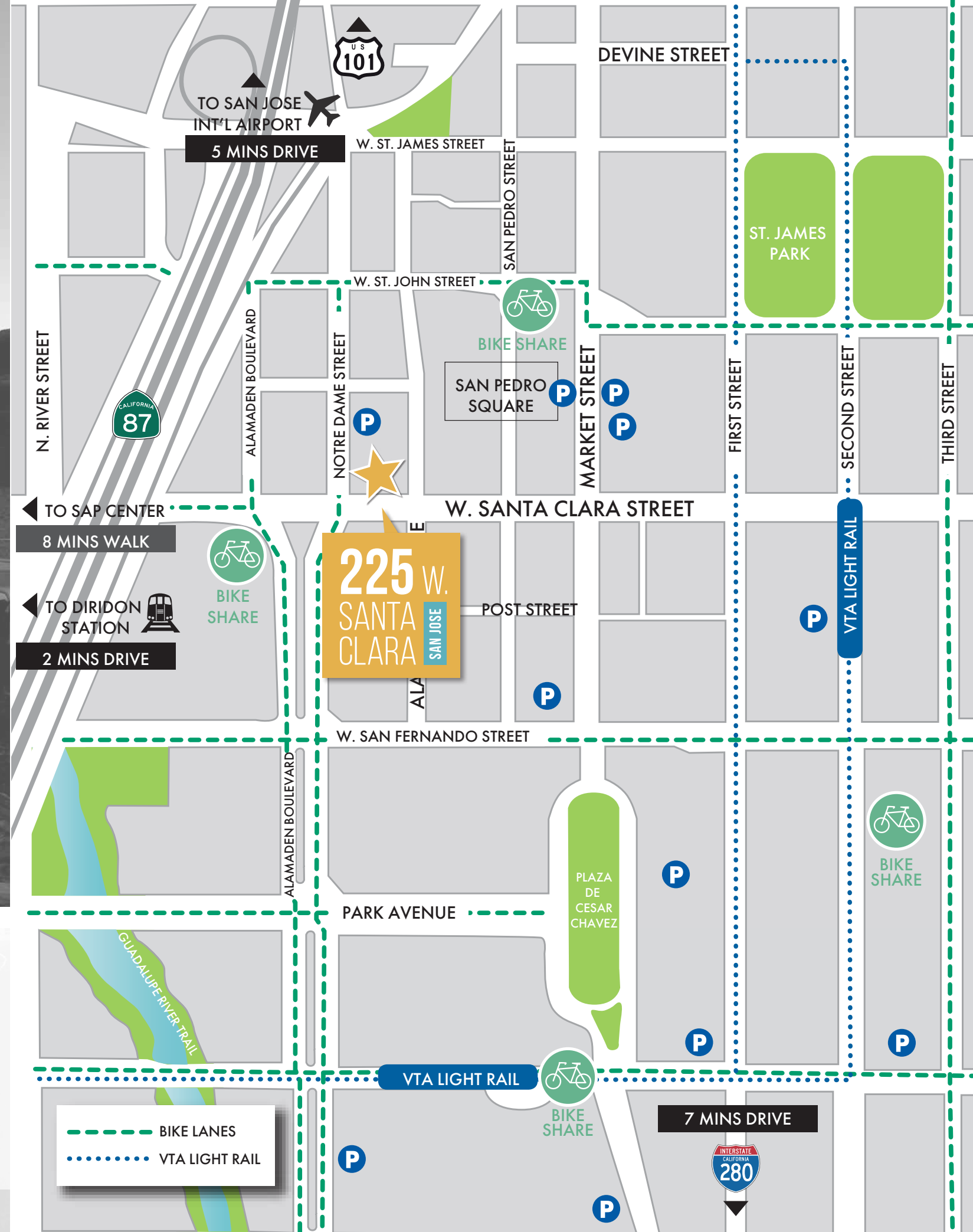
DOWNTOWN SAN JOSÉ

With a growing talent pool, new local amenities and concentration of prominent employers, downtown San José is a growing hub for technology and urban living. The vibrant neighborhood boasts a full pipeline of new residential units and diverse mix of retail and restaurants—perfect for the city's young and talented workforce.

85+
RESTAURANTS
COFFEE SHOPS
CASUAL EATERIES

10+
POINTS OF
INTEREST

9+
HOTELS





AVAILABILITIES

SUITE / FLOOR	RSF	AVAILABILITY
7TH FLOOR	±29,426 RSF	AVAILABLE NOW
8TH FLOOR	±29,415 RSF	AVAILABLE NOW
- Contiguous to ±58,841 RSF		
- Market Ready		
SUITE 1050	±3,893 RSF	AVAILABLE NOW
- Market Ready		
SUITE 1120	±7,189 RSF	AVAILABLE NOW

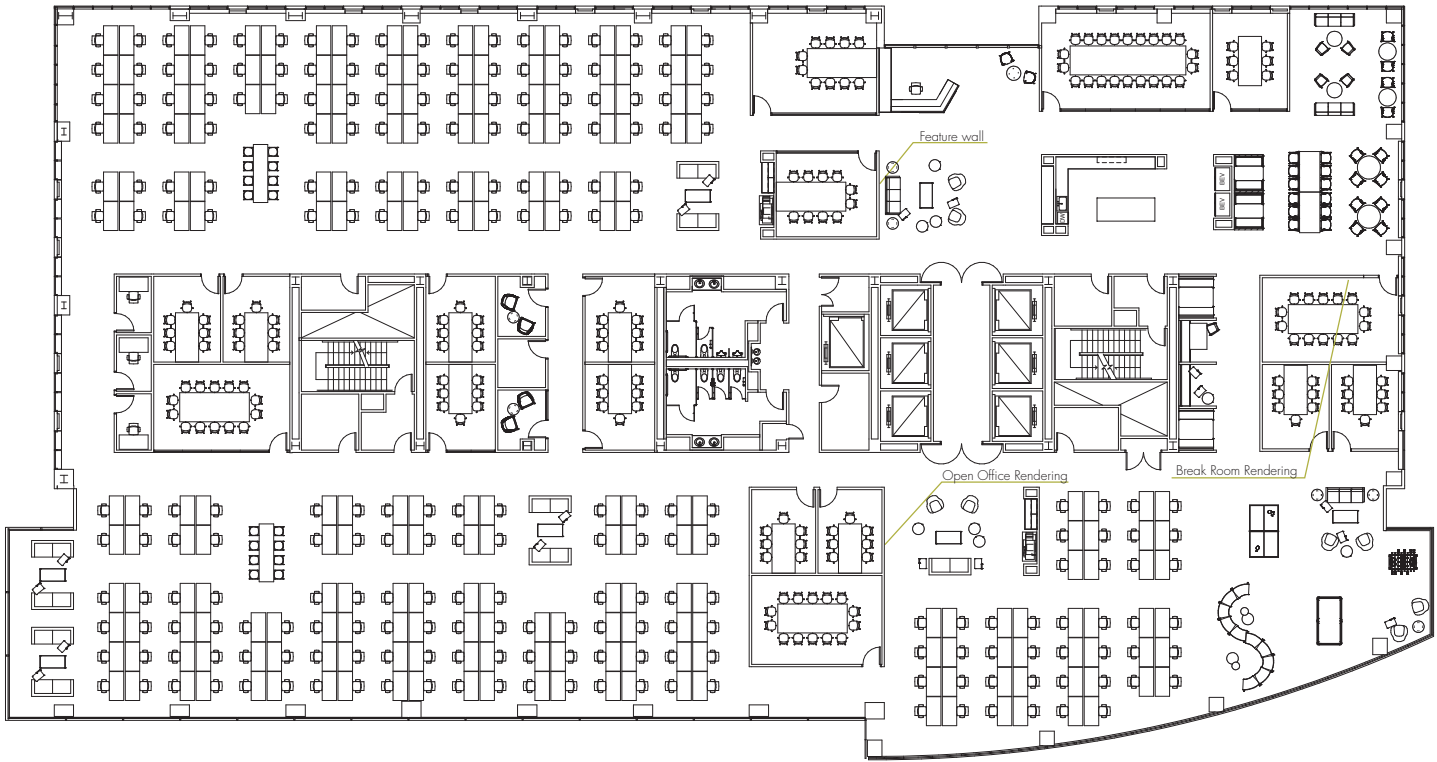
7TH FLOOR HYPOTHETICAL PLAN

AVAILABLE NOW

7TH FLOOR - ±29,426 RSF

8TH FLOOR - ±29,415 RSF

(±58,841 RSF CONTIGUOUS)

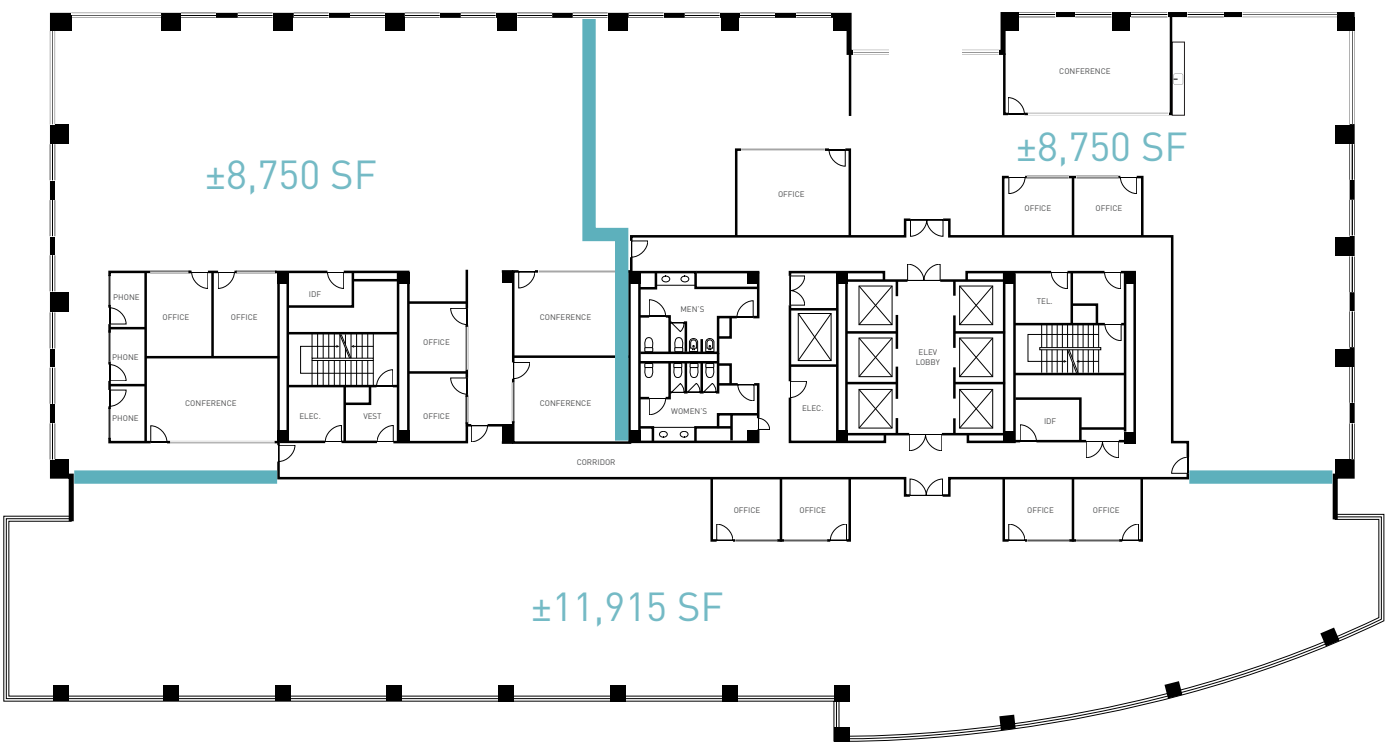


7TH FLOOR VIRTUAL TOUR

8TH FLOOR MARKET READY PLAN

AVAILABLE NOW

±29,415 RSF (DIVISIBLE)

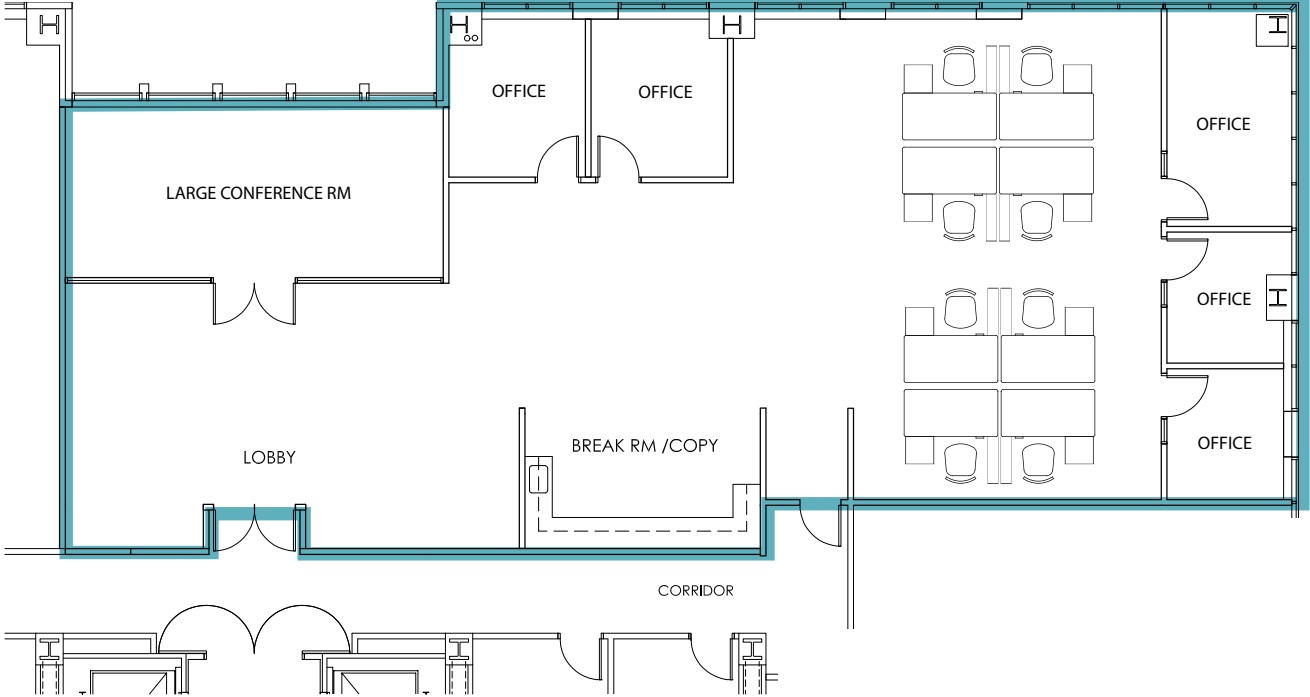


8TH FLOOR VIRTUAL TOUR

SUITE 1050 PLAN

AVAILABLE NOW

±3,893 RSF



- 5 PRIVATE OFFICES
- LARGE CONFERENCE ROOM
- BREAK AREA
- COPY ROOM
- 8 WORKSTATIONS

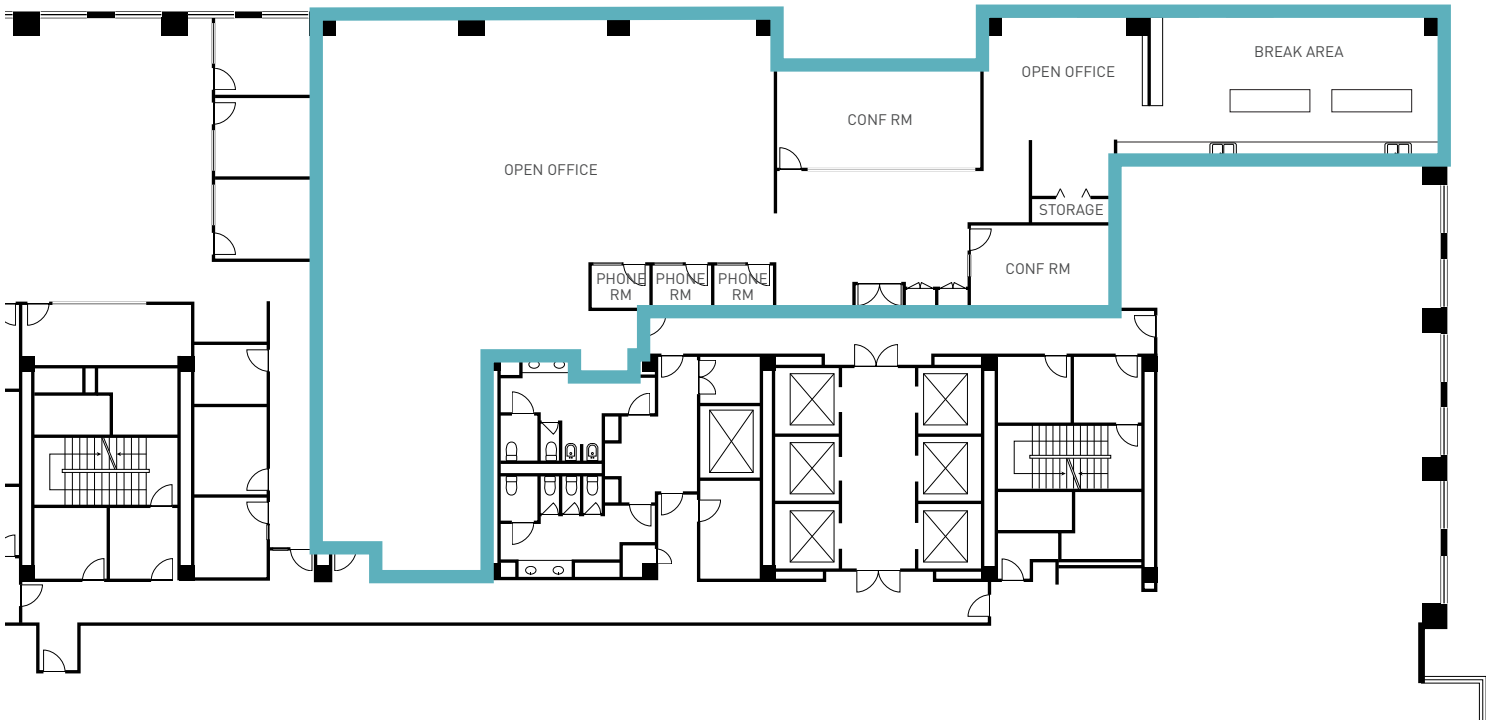
SUITE 1050 PHOTOS



SUITE 1120 PLAN

AVAILABLE NOW

±7,189 RSF



- 2 CONFERENCE ROOMS
- BREAK AREA
- 3 PHONE ROOMS
- OPEN OFFICE
- STORAGE ROOM

225 W. SANTA CLARA

SAN JOSE

FOR MORE INFORMATION, PLEASE CONTACT:

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